

01 21 00 ALLOWANCES

- A. Related Documents:** Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.
- B.** The Contractor's costs for unloading and handling, labor, installation costs, storage, insurance, overhead and profit and other expense related to the Allowance item shall be included in the Lump Sum Bid Amount and not in the Allowance unless stated otherwise in the Allowance Schedule of this section.
- C. Architect/Engineer:**
 - 1. Consult with Contractor for consideration of Products, suppliers and installers.
 - 2. Select Products in consultation with the Project Manager and Agency Representatives and transmit decision to Construction Administrator.
 - 3. Prepare Change Order.
- D. Construction Administrator Responsibilities:**
 - A.** Consult with Architect/Engineer, Contractor, Project Manager and Agency Representatives for consideration of Products, suppliers and installers.
 - B.** Select Products in consultation with Architect/Engineer, Project Manager and Agency Representatives and transmit decision to Contractor
 - C.** Prepare Change Order.
- E. General Contractor Responsibilities:**
 - 1. Assist Architect/Engineer and Construction Administrator in selection of Products and Suppliers.
 - 2. Obtain proposals from Suppliers and offer recommendations.
 - 3. On notification of selection by Construction Administrator execute purchase agreement with designated supplier.
 - 4. Arrange for and process shop drawings, product data, and samples. Arrange for delivery.
 - 5. If the actual cost of an Allowance item is more or less than the given amount, the Contract Sum will be adjusted by Change Order.
- F. Allowance Schedule:**
 - 1. Allowance of \$24,000.00 for:
Hardware set for doors DFLR1 & DFLR2:
Allowance of \$750.00 per door for a lockset.
 - 2. Allowance of \$20,000.00 for:
Remove and Replace water damaged subfloor at some existing bathtub locations. Removal of 60 S.F. of ceramic tile at Bathroom.
Removal/replacement of 32 S. F. of 1 5/8" thick Gyp-Crete on top of plywood subfloor – replacement should be with Gyp-Crete 2000/3.2K.
Removal/replacement of ¾" plywood subfloor.
 - 3. Allowance of \$3,200.00 in Alternate #2 for:
Work includes upsizing the gas meters for Alternate #2. There are 4 gas meter. Bidder should include this allowance for utility company fees for this upsizing.